

Housing Authority of the City of Long Beach

HAP CHECK NEWS

Dear Landlords,

October 2004
Volume 9, Issue 10

If you have been reading my letters in the HAPcheck news on a monthly basis, you have probably caught the worry in my voice as I have reported on the financial problems resulting from Congressional change in policy and funding shortfalls. So I wanted to let you know that I am not as anxious as I have been, at least for the short term. Let me bring you up to date.

You may remember that HUD funded us for this fiscal year (October '03 through September '04) based on our actual rent costs as of August 1, 2003, with an inflation factor of about five percent. HUD allowed us to appeal that inflation factor, which we did. We were able to demonstrate that the actual inflation factor for units in our market increased by more than 15 percent over the last year. As a result, HUD made available to us nearly \$2.9 million dollars. That took care of the HAP funding for this year. (HAP is what we call the monthly checks to the landlords.)

I have regularly been reporting on our overleasing situation – we have more vouchers in place than vouchers authorized. However, it looks like attrition is finally having its effect, and I think that overleasing is now at a manageable level.

You also may remember that the money we are paid for administration was cut by about six percent. In response to that measure, we have trimmed our administrative expenditures, even to the point of reducing our casework staff by four persons. We can handle the reduction at this time because we have not been issuing new vouchers, but we will be stretched when we are able to pull new names from our waiting list and add families to the program.

So we can breathe more easily, at least for the time being. Our appropriation runs through December 31 of this year, and as of yet, Congress



Kathy Marino, Special Projects Secretary, paying the bills.

appropriated funds for next year. They have talked about it, and there are appropriation bills pending, but no one expects them to be acted upon until after the elections. We will just have to wait and see.

Here is some new news, however, that is encouraging. HUD is holding scoping sessions around the country with practitioners in the field to garner input into proposed legislation that would greatly simplify the program and make it much less costly to operate. I was fortunate to have been invited to one of the meetings, and I must say that I was encouraged. Hopefully, HUD will be able to put legislation together that will be acceptable to Congress, to the benefit of low-income families in our country, to the benefit of landlords, and to those of us who admire the program.

Sincerely,

A handwritten signature in black ink that reads "Lawrence D. Triesch".

Lawrence D. Triesch
Housing Authority Bureau Manager



New Owner Orientation

New and existing owners are welcome to join us for a workshop designed to provide landlords with information about Section 8 rules and regulations and various Housing Authority processes and procedures. Mark your calendar and plan to attend on:

Date: Wednesday, November 10, 2004

Place: Long Beach Housing Authority
521 E. 4th St.
Long Beach, CA 90802

Time: 4:00 P.M. to 6:00 P.M.

Seating is limited, so please RSVP by calling Karen Merritt at (562) 570-6880.



Report program abuse. Call the Fraud Hotline at (562) 570-6985, press 5.